



# BUILDING-STRUCTURE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION  
& HISTORIC PRESERVATION  
DIVISION FOR HISTORIC PRESERVATION  
(518) 474-0479

FOR OFFICE USE ONLY

UNIQUE SITE NO. \_\_\_\_\_  
QUAD \_\_\_\_\_  
SERIES \_\_\_\_\_  
NEG. NO. \_\_\_\_\_

YOUR NAME: Cynthia Howk DATE: Dec., 1994  
133 S. Fitzhugh St.  
YOUR ADDRESS: Rochester, NY 14608 TELEPHONE: 546-7029

ORGANIZATION (if any) The Landmark Society of Western New York, Inc.

## IDENTIFICATION

1. BUILDING NAME(S): \_\_\_\_\_  
2. COUNTY: Monroe TOWN/CITY: Greece VILLAGE: ---  
3. STREET LOCATION: 80 Ontario Boulevard (S.E. corner of Fourth St.)  
4. OWNERSHIP: a. public ☐ b. private ☒  
5. PRESENT OWNER: Mr. & Mrs. Lawrence White ADDRESS: (same) Hilton, NY 14468  
6. USE: Original: residence Present: residence  
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes ☒ No ☐  
Interior accessible: Explain private residence

## DESCRIPTION

8. BUILDING MATERIAL: a. clapboard ☒ b. stone ☐ c. brick ☐ d. board and batten ☐  
e. cobblestone ☐ f. shingles ☒ g. stucco ☐ other: \_\_\_\_\_  
Roof = asphalt shingles. Foundation - not visible.  
9. STRUCTURAL SYSTEM: a. wood frame with interlocking joints ☐  
(if known) b. wood frame with light members ☒  
c. masonry load bearing walls ☐  
d. metal (explain) \_\_\_\_\_  
e. other \_\_\_\_\_  
10. CONDITION: a. excellent ☒ b. good ☐ c. fair ☐ d. deteriorated ☐  
11. INTEGRITY: a. original site ☒ b. moved ☐ if so, when? \_\_\_\_\_  
c. list major alterations and dates (if known): \_\_\_\_\_

(see continuation sheet)

12. PHOTO:

13. MAP:

"This is quite an interesting house. Let's make it a 'green plus.' " P.Malo.

COLOR CODE

Green plus





14. THREATS TO BUILDING: a. none known ☒ b. zoning ☐ c. roads ☐  
d. developers ☐ e. deterioration ☐  
f. other: \_\_\_\_\_
15. RELATED OUTBUILDINGS AND PROPERTY:  
a. barn ☐ b. carriage house ☐ c. garage ☐  
d. privy ☐ e. shed ☐ f. greenhouse ☐  
g. shop ☐ h. gardens ☐  
i. landscape features: deciduous & coniferous trees/shrubs  
j. other: wood picket fence
16. SURROUNDINGS OF THE BUILDING (check more than one if necessary):  
a. open land ☒ b. woodland ☐  
c. scattered buildings ☐  
d. densely built-up ☒ e. commercial ☐  
f. industrial ☐ g. residential ☒  
h. other: Lake Ontario shoreline is immediately to the north of the house(across the street).
17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:  
(Indicate if building or structure is in an historic district)

(see continuation sheet)

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known):

(see continuation sheet)

SIGNIFICANCE

19. DATE OF INITIAL CONSTRUCTION: c. 1891 - 1902

ARCHITECT: not determined

BUILDER: not determined

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

(see continuation sheet)

21. SOURCES: (see continuation sheet)

22. THEME: residential

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11c.

The front and rear porches have been enclosed with glass storm windows and a contemporary storm doors, c. 1960s-80s.

A contemporary, cinder block chimney has been added to the west elevation of the house, c. 1950s-70s.

The 9-pane picture window on the second story of the facade appears to be a mid/late-20th-century addition.

17. Located on the southeast corner of Ontario Boulevard and Fourth Street, this house is situated on a narrow lot on the south side of Ontario Boulevard, in the northwest quadrant of the town. Ontario Boulevard runs along the south shoreline of Lake Ontario. The north side of the road abuts the lake, and a retaining wall is located there to prevent erosion of the shoreline/roadway. The south side of the road has narrow residential lots with houses. This lot is situated slightly above beach/water level. The house faces north, looking out toward the lake. A driveway is located to the south of the house and Fourth Street is located immediately to the west. The surrounding neighborhood consists of c. 1890s to c. 1990s houses. A number of the pre-World War II houses were originally constructed as summer residences and have been remodeled for year-around use.

18. Two-and-one-half-story, hipped roof with lower cross gables plan. This frame, Queen Anne style house is clad with a variety of materials. The second story and upper gables are clad with but-end, wood shingles. The first story has wood shingles on the porches and stucco veneer on the west elevation.

Fenestration is irregular and features mostly 1/1, double hung windows. On the west elevation are two rectangular, single-pane, gable windows; a large 6/6, double-hung window and a small, rectangular window with a central, large pane surrounded by small, colored, square panes of glass. The facade (north elevation) has a contemporary, 9-pane picture window on the second story. A tall, brick chimney is located on the northwest slope of the roof; a contemporary, cinder block chimney is located on the west elevation.

18. continued

The steeply hipped roof has three lower cross gables, set asymmetrically on the north, east, and west elevations. The ridgeline of the hipped roof runs front-to-back. The three gables are not identical and are graduated in size (small, medium, large). The east elevation features a small dormer, which has a 1/1, double-hung window, but-end, wood shingle cladding and gable-end returns. The main roof projects out, creating a wide overhang with decorative rafter ends (underneath) at the southeast corner of the house. The facade (north elevation) features a medium-sized dormer, which has but-end, wood shingle cladding, a Palladian-type window with a 1/1, double-hung window in the center, two solid, panels to each side and decorative hood moldings. The base of this north gable is enclosed with a pent roof, which extends forward over the second-story window bay below. The west elevation has the largest gable with a broadly-pitched roof, gable-end returns, and paired, rectangular windows beneath a pent roof with decorative brackets.

The facade (north elevation) has a one-story, shed-roofed, porch that extends along the entire width of this elevation and part of the west elevation. The porch retains its wood posts and decorative curved brackets, but has been enclosed with contemporary glass storm windows and a wood-shingle-clad knee wall. A one-story, porch is located on the rear (south elevation) of the house.

There is a non-contributing, contemporary garage at the southeast corner of the property.

20. Built c. 1891-1902, this house is architecturally significant in the town of Greece as an example of vernacular Queen Anne residential architecture. The house retains a high level of integrity of design, materials, and craftsmanship. This house is historically important for its association with the turn-of-the-century development of the Manitou Beach area as a recreational and residential community.

The steeply pitched, hipped-roof-with-lower-cross-gables plan, as well as front porch, window with small panes of colored glass, and decorative siding (square and but-end shingles, stucco) are characteristic of the Queen Anne style. Over half of Queen Anne houses have a steeply hipped roof with one or more lower cross gables. Most of the gables are

20. continued

placed asymmetrically on their respective facades (as seen here). Unlike most hipped roofs, in which the ridge runs parallel to the front facade, Queen Anne hipped ridges sometimes run front-to-back (also seen here).

The Queen Anne style was the dominant style of domestic building during the period of 1880 to about 1910. This property was first sold in 1888 to developers Matthews and Servis. Shortly afterward, the requirement of a retaining wall and sewers was stipulated; completion of these two items was required by June, 1891. It, therefore, appears that housing construction did not commence until the required retaining wall and sewers were built. Construction of the first houses in this tract probably did not begin until at least 1891. This house is first shown on the 1902 county map. The house, therefore, appears to have been constructed sometime between 1891 and 1902.

The abstract for 64 Ontario Blvd. shows that land along this street was first sold by Matthews and Service in 1890. The agreement sets up a number of conditions for developing this lakeside area. Matthews and Servis agree within two years to construct a "proper sea wall to protect the land at the edge of Lake Ontario in front of all lots where there is a Bank or Bluff. They agree to construct by or before June 1st 1891 and to maintain, a proper sewer for the drainage of every lot fronting on Boulevard, and all lot owners hereafter purchasing are to be restricted by deed not to build any privy on any lot. All lot owners signing this agreement so covenant and agree and also bind themselves when such sewer is completed to drain their houses by pipes to be connected with such main sewer, only."

"Matthews and Servis agree in future deeds ... that no building shall be erected nearer the front of any street than 15 feet and each of us who own corner lots or any lot do so agree." There is also an agreement that no structure, "whether ice house, barn or otherwise shall be erected on any lot belonging to their Grantees unless the same placed so that the rear or side of such structure shall stand within 5 feet of or nearer than 5 feet to the rear line of lot 75."

They also will allow "no structures or obstructions to be placed thereon and they covenant and agree to keep all land between the front lot line and Lake on the Boulevard, free and clear of all structures or obstructions, excepting bath

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and boat houses for the use of the owners of the lots." If you erect a bath or boat house, you must do it so it obstructs the view as little as possible.

Matthews and Servis also agreed to maintain the existing apparatus for supplying water to cottages and will do the same to furnishing gas.

These detailed terms set forth in the abstract for #64 Ontario Blvd. (and applicable to this property, as well), signal the beginning of the development of the Manitou Beach area in the northwestern part of the town. Formerly undeveloped and not easily accessible, Manitou Beach was now more accessible due to the opening of the Manitou Beach electric trolley line in 1891. The arrival of mass transportation enabled area residents to travel from the city, Charlotte, and other parts of Greece to this lakeside area. Numerous lakeside hotels were constructed along the trolley route, which extended west from Charlotte to Manitou Beach.

Point Pleasant, Rhodes' Point and Hicks' Point were early names for the point of land (now Manitou Beach) on the west shore of Braddock Bay.

Hicks' Point, named for Samuel Hicks, a Revolutionary War veteran, trapper and hunter who supported his family by peddling meat to his pioneer neighbors, was renamed Manitou Beach after Manitou Springs, Colorado, a popular resort of the Gay Nineties. The name supposedly was chosen by Matthews and Servis, who acquired the lake acreage here in 1888. Hotel Manitou, their 75-room masterpiece, opened May 30, 1889. In 1890, a 25-room hotel (later called "The Elmheart Hotel") was constructed by Jacob Odenbach on the point just southeast of the Hotel Manitou. A carousel, shooting gallery, baseball field, picnic grounds, stables, dance hall, water slide, and refreshment stands were other attractions developed at Manitou Beach.

The 1872 county map shows the Manitou Beach area as open, undeveloped land. There is only one building shown here: the F.B. Skinner Hotel located on the west spit of land, near the bay.

The 1902 county map shows the area and it is now named, "Manitou Beach." The Odenbach Hotel and the Elmheart Hotel

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are located on the eastern part of the site. To the west is this recently established "subdivision" showing nine streets laid out in a grid pattern and 174 lots for housing. Ontario Boulevard is located next to the lakeshore. To the south are Braddocks Ave. and West Ave. with the additional cross streets of First, Second, Third, Fourth, Fifth, and Sixth Streets.

The house at 80 Ontario Blvd. is shown on the 1902 map. It is located on lot 48. There are eight other houses shown on Ontario Boulevard. There is no owners' name indicated. The 1924 county map shows this property as the "Manitou Beach subdivision;" the house is shown on the lot. There are now 13 houses on the south side of Ontario Blvd. (with an additional 24 lots that are still empty). No owner's name is indicated on the map. The 1930 suburban directory does not include Ontario Blvd. in its listings. It is possible that this remote, northwest part of the town was not considered "suburban" - but still more rural in character -and, therefore omitted from the directory.

The 1959 county map shows this property as lot 48 in the "Manitou Beach 8-4 subdivision" on Braddock Point. The house is shown and a small frame outbuilding (garage) is located on the southeast corner of the lot.

21. See final report for bibliography; abstract for property at 64 Ontario Blvd. furnished by its owners.



